



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Senate Bill 871 Implementation Ordinance:

Asbestos & Lead-Based Paint in Residential Demolitions

Stakeholders

- DRAC Demolition Subcommittee
- Oregon Health Authority
- Department of Environmental Quality
- Multnomah County Health Department Lead Program
- Oregon Construction Contractors' Board
- U.S. EPA
- Oregon OSHA
- Residential Developers
- Neighborhood Representatives
- Demolition and Deconstruction Contractors
- Restore Oregon
- Metro
- Rebuilding Center
- BDS and Other City Bureaus





Photo: Oregon Department of Transportation

- Addresses regulatory gap in residential demolitions
- Oregon Health Authority & DEQ develop best practices for lead containment during residential demolitions
- Jurisdiction may require copy of asbestos survey
- Exempts structures built after 1978



Ordinance

- Structures with 1-4 dwelling units, regardless of zone and related accessory structures
- Demolition Plan for dust and site control
- Post surrounding properties within 150 feet and posting on-site
- No mechanical demo activities if wind exceeds 25 MPH
- Two additional inspections per project
- Building permit for replacement structure won't be issued until demo permit is finalized



Correction Notice

- Explain non-compliance and provide time to correct
- If not corrected, or if have a subsequent violation, then issue citation

Citation & Fines

- 1st offense: \$5,000
- 2nd offense: \$10,000
- 3rd offense: \$15,000



Implementation Costs

- Two additional inspections per demolition for total of 3 inspections
- BDS requesting 2.0 FTE for two Site Development Inspector I positions
- Increase demolition permit fees by \$180 per permit
- Door hangers: \$300 for 700 door hangers



Recommendations

- Adopt amendments to PCC 24.55 per Exhibit A
- Create two Site Development Inspector I positions (2.0 FTE) and hire for those positions
- Amend Building & Other Permits Fee Schedule to increase Demolition fee by \$180 per permit
- Amend the Enforcement Fee and Penalty Schedule to add fines
- Effective date of July 1, 2018



Follow Up

- BDS will monitor effects of ordinance
- Adopt administrative rules
- Return to City Council January 2020 with report

